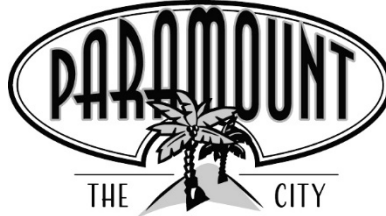


AGENDA

Paramount Development Review Board
July 2, 2025



Safe, Healthy, and Attractive

Regular Meeting
City Hall Council Chambers
6:00 p.m.

City of Paramount

16400 Colorado Avenue ♦ Paramount, CA 90723 ♦ (562) 220-2000 ♦ www.paramountcity.gov

PUBLIC PARTICIPATION NOTICE

In-person Attendance: The public may attend the Development Review Board meetings in-person.

Public Comments: Members of the public wanting to address the Development Review Board, either during public comments or for a specific agenda item, or both, may do so by the following methods:

- **In-person**

If you wish to make a statement, please complete a Speaker's Card prior to the commencement of the Public Comments period of the meeting. Speaker's Cards are located at the entrance. Give your completed card to a staff member and when your name is called, please go to the podium provided for the public.

- **E-mail:** planning@paramountcity.gov

E-mail public comments must be received **15 minutes prior to the start of the meeting**. The e-mail should specify the following information: 1) Full Name; 2) City of Residence; 3) Phone Number; 4) Public Comment or Agenda Item No.; 5) Subject; 6) Written Comments.

All public comments are limited to a maximum of three (3) minutes unless an extension is granted. No action may be taken on items not on the agenda except as provided by law. All public comments will be recorded and rules of decorum and procedures for the conduct of City meetings will apply when addressing the Development Review Board whether in-person or via email.

Notes

CALL TO ORDER:

Chair David Moody

ROLL CALL OF
MEMBERS:

Board Member Javier Gonzalez
Board Member Linda Timmons
Board Member Gordon Weisenburger
Vice Chair Ernie Esparza
Chair David Moody

MINUTES

1. [APPROVAL OF MINUTES](#) June 4, 2025

PUBLIC COMMENTS

NEW BUSINESS

2. [DEVELOPMENT REVIEW APPLICATION NO. 25:005](#) A request by Humberto Avila/Los Altos Boots to legalize a 3,180 square foot storage structure attached to the rear of the existing 39,500 square foot building located at 14910 Garfield Avenue in the M-2 (Heavy Manufacturing) zone.
3. [DEVELOPMENT REVIEW APPLICATION NO. 24:005](#) A request by Dr. Eugene Allen for a one-year extension to remodel an existing commercial building at 8225 Alondra Boulevard in the PD-PS (Planned Development with Performance Standards) zone.

COMMENTS

4. [COMMENTS](#)
- Board Members
 - Staff

ADJOURNMENT

To a meeting on Wednesday, August 6, 2025, at 6:00 p.m. in the Council Chamber at City Hall, 16400 Colorado Ave., Paramount, California.

Americans with Disabilities Act: In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk's office at (562) 220-2225 at least 48 hours prior to the meeting to enable the City to make reasonable arrangements to ensure accessibility to this meeting. **Note:** Agenda items are on file in the Planning Department office and are available for public inspection during normal business hours. Materials related to an item on this Agenda submitted after distribution of the agenda packet are also available for public inspection during normal business hours in the Planning Department office. The Planning Department office is located at City Hall, 16400 Colorado Avenue, Paramount.

JULY 2, 2025

APPROVAL OF MINUTES

DEVELOPMENT REVIEW BOARD

MOTION IN ORDER:

APPROVE THE DEVELOPMENT REVIEW BOARD MINUTES OF JUNE 4, 2025.

MOTION:

MOVED BY: _____

SECONDED BY: _____

[] APPROVED

[] DENIED

ROLL CALL VOTE:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____

DEVELOPMENT REVIEW BOARD MINUTES JUNE 4, 2025

City of Paramount, 16400 Colorado Avenue, Paramount, CA 90723

CALL TO ORDER:

The meeting of the Development Review Board was called to order by Chair David Moody at 6:45 p.m. at City Hall, Council Chamber, 16400 Colorado Avenue, Paramount, California.

ROLL CALL OF BOARD MEMBERS

Present: Board Member Javier Gonzalez
Board Member Linda Timmons
Board Member Gordon Weisenburger
Vice Chair Ernie Esparza
Chair David Moody

STAFF PRESENT:

Lindsay Thorson, Planning Commission Attorney
John King, Planning and Building Director
Monica Rodriguez, Assistant Planning and Building Director
Rick Baptista, Building and Safety Manager
Sol Bejarano, Management Analyst
Ivan Reyes, Associate Planner
Leslie Corrales, Assistant Planner
Abigail Urquiza, Planning Intern
Biana Salgado, Administrative Assistant

MINUTES

1. APPROVAL OF MINUTES

Chair Moody presented the Development Review Board minutes of May 7, 2025 for approval.

It was moved by Vice Chair Esparza, seconded by Board Member Gonzalez, to approve the minutes as presented. The motion was passed by the following roll call vote:

AYES: Board Members Weisenburger, Timmons,
and Gonzalez, Vice Chair Esparza
NOES: None
ABSENT: None
ABSTAIN: Chair Moody

PUBLIC COMMENTS

There were none.

REPORTS

2. ORAL REPORT

Planning and Building Director John King provided an update to the Development Review Board about the recently completed Al Fresco Dining Program project. Four small businesses – Casa Adelita, Casa Gamino, El Tapatio Restaurant and Grill, and Pika Tortas Ahogadas – participated in the program.

COMMENTS

3. COMMENTS FROM
BOARD MEMBERS
AND STAFF

There was discussion between the Development Review Board and staff about the recently vandalized and stolen art pieces in the city.

ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned by Chair Moody at 6:53 p.m. to the next meeting of the Development Review Board to be held on Wednesday, July 2, 2025, at City Hall Council Chamber, 16400 Colorado Avenue, Paramount, California, at 6:00 p.m.

David Moody, Chair

ATTEST:

Biana Salgado, Administrative Assistant

JULY 2, 2025

PUBLIC HEARING

DEVELOPMENT REVIEW APPLICATION NO. 25:005

- A. MOTION IN ORDER:
- B. OPEN THE PUBLIC HEARING
- C. CONTINUE THE PUBLIC HEARING TO AUGUST 6, 2025.

<u>MOTION:</u>	<u>ROLL CALL VOTE:</u>
MOVED BY: _____	AYES: _____
SECONDED BY: _____	NOES: _____
[] APPROVED	ABSENT: _____
[] DENIED	ABSTAIN: _____



To: Honorable Development Review Board
From: John King, AICP, Planning and Building Director
By: Leslie A. Corrales, Assistant Planner
Date: July 2, 2025

**Subject: DEVELOPMENT REVIEW APPLICATION NO. 25:005
HUMBERTO AVILA/LOS ALTOS BOOTS**

BACKGROUND

This item is a request by Humberto Avila/Los Altos Boots to legalize a 3,180 square foot storage structure attached to the rear of an existing 39,500 square foot building at 14910 Garfield Avenue in the M-2 (Heavy Manufacturing) zone.

The applicant has requested that the application review be postponed to allow additional time to adjust the site plan. Staff recommends continuing the Development Review Application No. 25:005 to the August 2, 2025 Development Review Board meeting.

RECOMMENDED ACTION

Open and continue the public hearing for Development Review Application No. 25:005 to the August 2, 2025 Development Review Board meeting.

Biana Salgado

From: John King
Sent: Thursday, June 26, 2025 2:59 PM
To: Biana Salgado
Subject: Fw: 14910 Garfield, Paramount - Expansion Project

From: Gregory D. Tross <Greg.Tross@ndlf.com>
Sent: Thursday, June 26, 2025 2:54:32 PM
To: John King <JKing@paramountcity.gov>
Cc: Monica Mercado-Rodriguez <MMRodriguez@paramountcity.gov>; Leslie Corrales <LCorrales@paramountcity.gov>; HC Designs & Drafting <hcdesigns.drafting@yahoo.com>; huavilas@aol.com <huavilas@aol.com>
Subject: 14910 Garfield, Paramount - Expansion Project

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

John,

We understand that the project at 14910 Garfield, Paramount, CA is currently to be on the agenda for the City Council's July 2, 2025 public meeting. Applicant Los Altos Boots formally requests a continuance on this item to the August or September City Council meetings.

Please confirm receipt and that the item has been continued.

If you have any questions, please do not hesitate to contact me.

Best,



Gregory D. Tross
Counsel
949 271 7349 | Greg.Tross@ndlf.com

Newmeyer & Dillion LLP
895 Dove Street, 2nd Floor
Newport Beach, CA 92660

www.newmeyerdillion.com

   | [View my bio](#)

JULY 2, 2025

DEVELOPMENT REVIEW APPLICATION NO. 24:005 – ONE-YEAR
EXTENSION

MOTION IN ORDER:

APPROVE A REQUEST BY DR. EUGENE ALLEN FOR A ONE-YEAR
EXTENSION TO REMODEL AN EXISTING COMMERCIAL BUILDING AT
8225 ALONDRA BOULEVARD IN THE PD-PS (PLANNED DEVELOPMENT
WITH PERFORMANCE STANDARDS) ZONE.

MOTION:

MOVED BY: _____

SECONDED BY: _____

☐ APPROVED

☐ DENIED

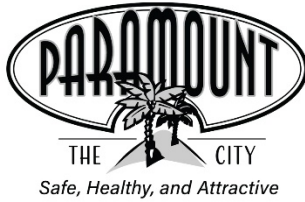
ROLL CALL VOTE:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____



CITY OF PARAMOUNT PLANNING DEPARTMENT STAFF REPORT SUMMARY

PROJECT NUMBER:	Development Review Application No. 24:005 – One-year extension
REQUEST:	Remodel an existing building as a new urgent care medical office, along with various other community related uses for education, afterschool classes, and tutoring
APPLICANT:	Dr. Eugene Allen
MEETING DATE:	July 2, 2025
LOCATION:	8225 Alondra Boulevard
ZONE:	PD-PS (Planned Development with Performance Standards)
GENERAL PLAN:	Central Business District
PLANNER:	Monica Rodriguez
RECOMMENDATION:	Approval



To: Honorable Development Review Board

From: John King, AICP, Planning and Building Director

By: Monica Rodriguez, Assistant Planning and Building Director

Date: July 2, 2025

Subject: DEVELOPMENT REVIEW APPLICATION NO. 24:005 - ONE-YEAR EXTENSION - 8225 ALONDRA BOULEVARD

BACKGROUND

Request

This application is a request by Dr. Eugene Allen for a one-year extension to remodel an existing building as a new urgent care medical office, along with various other community related uses for education, afterschool classes, and tutoring at 8225 Alondra Boulevard in the PD-PS (Planned Development with Performance Standards) zone. The application was approved by the Planning Commission on July 3, 2024 with an approval period of one-year. To date, the applicant has not submitted construction plans to the Building and Safety Division. The applicant requires additional time to submit their construction plans and allow the current tenant sufficient time to relocate their business during the construction. A letter from the applicant for the extension request is attached.

On May 1, 2024, the Planning Commission adopted Resolution No. PC 24:016, recommending that the City Council adopt an ordinance to replace Ordinance No. 717/Zone Change No. 147 to allow an urgent care facility and activities and services for disabled youth.

On May 28, 2024, the City Council adopted Ordinance No. 1186, replacing Ordinance No. 717/Zone Change No. 147 to allow an urgent care facility and activities and services for disabled youth. Other changes include incorporating regulations that have been adopted for traditional commercial zones in recent years. Examples are drought tolerant landscaping requirements, the prohibition of window security bars and other specific window coverings, the prohibition of razor wire and barbed wire, and clarifying that housing is not a permitted use. The updated regulations took effect on June 28, 2024.

On July 3, 2024, the Planning Commission reviewed and approved Conditional Use Permit (CUP) No. 966, a request by the applicant to operate (1) an urgent care medical facility, (2) children's play areas associated with education and/or tutoring, (3) services and programs for persons who have one or more disabilities, and (4) youth activity programs at the subject property. The applicant requested a similar one-year extension for CUP No. 966.

Site Description

The subject property, located at the northwest corner of Alondra Boulevard and Virginia Avenue, is 25,540 square feet in area. A 13,530 square foot building, constructed in 1980, occupies the site. An interior design business and an accounting business have been the most recent businesses operating from the building. Since 2007, the applicant has operated a medical clinic in Paramount, first at 16415 Colorado Avenue #104 before relocating to 15745 Paramount Boulevard in 2016.

A residential neighborhood zoned R-2 (Medium Density Residential) is to the north, a legal nonconforming residence in the C-3 zone is to the west, a self-serve carwash is to the south, and an office building is to the east.

DISCUSSION

Project Description

In July 2024, the Development Review Board approved the applicant's proposal to remodel the existing building in conjunction with the repurposing of the building as a new urgent care medical office, along with various other community related uses for education, after-school classes, and tutoring.

The applicant proposes 25 parking stalls, including 24 standard stalls and one Americans with Disabilities Act (ADA) stalls. An oversized parking space is provided for van parking. The applicant will be required to secure an additional five parking spaces on a nearby off-site parking lot to ensure sufficient parking.

New composite panels (Trespa Metea) are proposed to be installed over existing stucco on the east and south building elevations.

A new decorative entrance structure will be constructed on the east (parking lot-facing) side of the building.

A new exterior concrete walkway and ramp will be installed on the south (Alondra Boulevard-facing) side of the building.

Photos

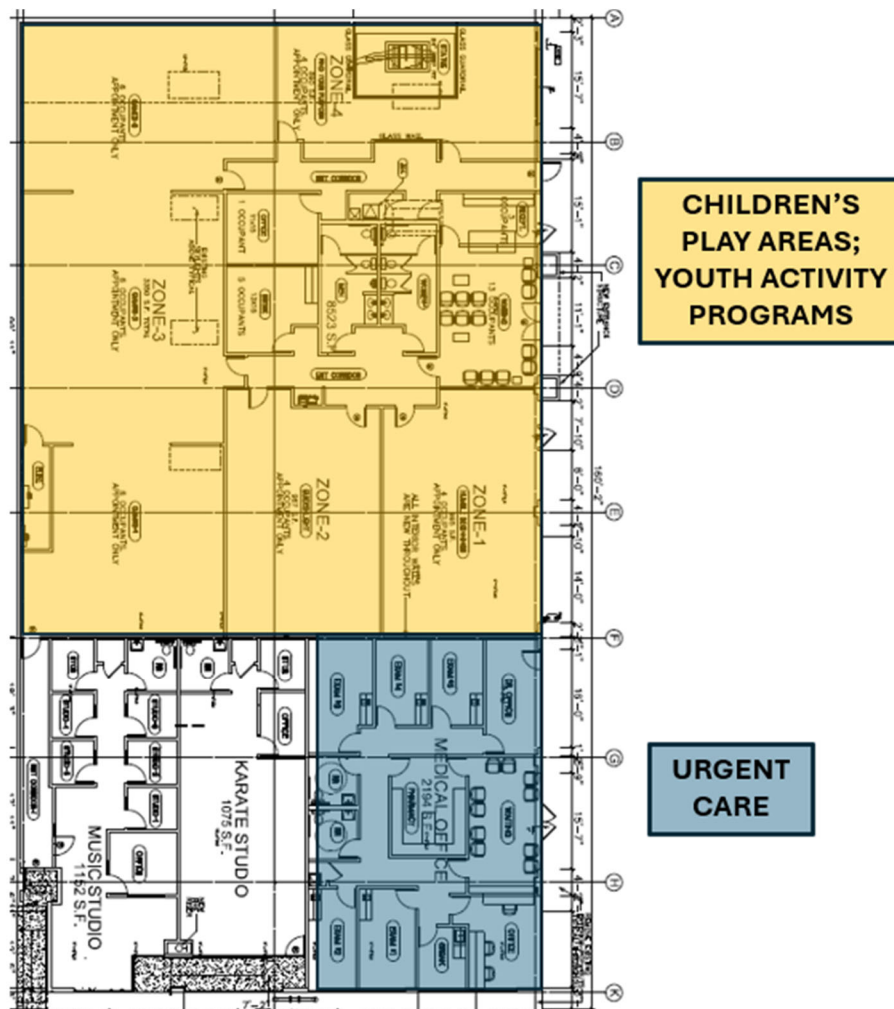
Below is a view northward at the south side of the subject site:



The following is the site plan:



The following is the proposed floor plan:



The following are proposed elevations:



Environmental Assessment

Blodgett Baylosis Environmental Planning, an environmental planning firm, prepared an analysis in accordance with the California Environmental Quality Act (CEQA) and CEQA Guidelines. The zone change is exempt from the provisions of the California (b)(3) – general rule that CEQA only applies to projects which have the potential for causing a significant effect on the environment for other properties. In July 2024, the associated project was determined to be a Class 3 (new construction or conversion of small structures) Categorical Exemption pursuant to Article 19, Section 15303 of CEQA Guidelines. The applicant's requested time extension does not include any changes to the previously approved Development Review Application No. 24:005 that would warrant further CEQA environmental analysis. Therefore, it has been determined that no further CEQA determination is required for the subject request.

Summary

As described by the environmental assessment, the proposed use would not result in any significantly increased capacity, changes in operation, or increased employment. Site access and circulation would not change. In addition, no significant new construction would occur other than that required for the proposed interior tenant improvements. Once occupied, the proposed project would not significantly raise ground-borne noise levels. The project would not be out of character with the General Plan, which the City Council most recently updated in 2007.

Furthermore, conditions of approval have been considered with Conditional Use Permit No. 966.

FISCAL IMPACT

None.

VISION, MISSION, VALUES, AND STRATEGIC OUTCOMES

The City's Vision, Mission, and Values set the standard for the organization; establish priorities, uniformity, and guidelines; and provide the framework for policy decisionmaking. The Strategic Outcomes were implemented to provide a pathway to achieving the Vision of a city that is safe, healthy, and attractive. This item aligns with Strategic Outcomes No. 1: Safe Community and No. 3: Economic Health.

RECOMMENDED ACTION

It is recommended that the Development Review Board approve a one-year extension to Development Review Application No. 24:005, subject to the following conditions:

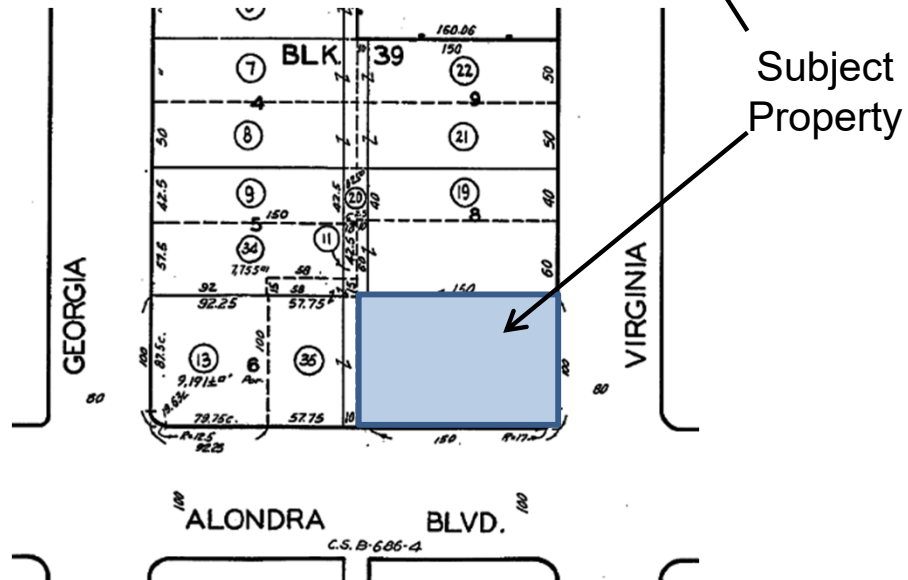
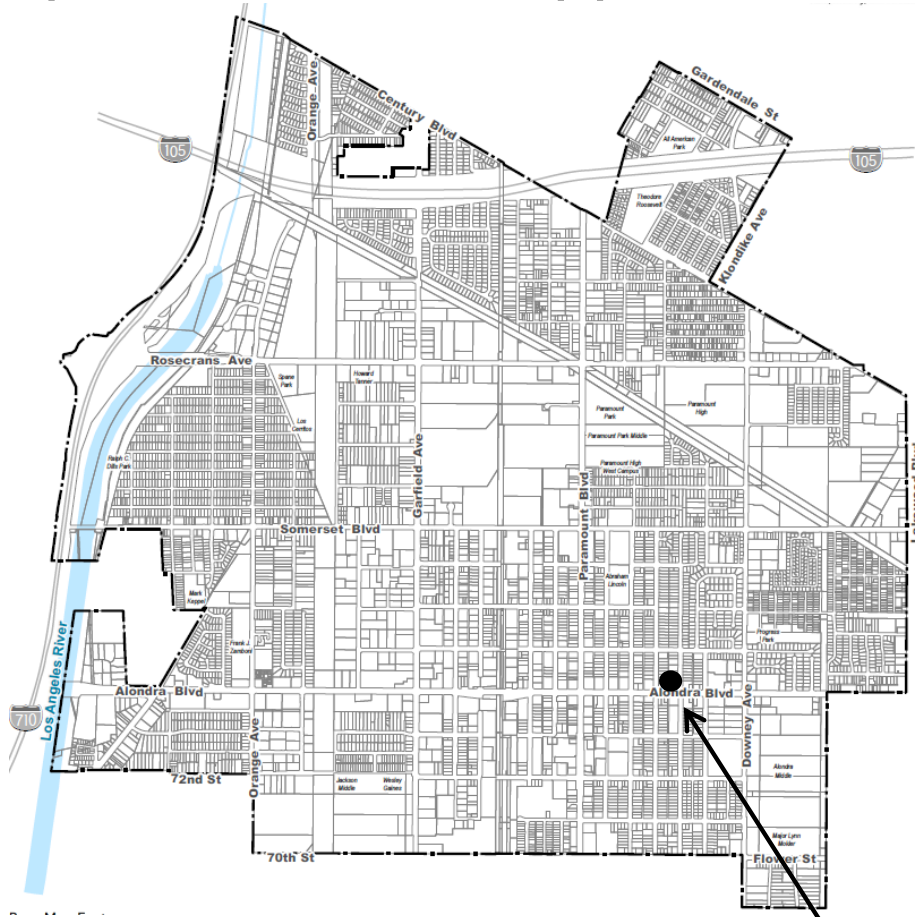
1. Except as set forth in conditions, development shall take place substantially as shown on the approved site plan. Any material deviation must be approved by the Planning and Building Department before construction.
2. This Conditional Use Permit shall not be effective for any purposes until the applicant has first filed at the office of the Planning Commission a sworn affidavit acknowledging and accepting all conditions of this Development Review Application. The affidavit shall be submitted by Friday, July 18, 2025. Failure to provide the City of Paramount with the requisite affidavit within the stated here in above shall render the Development Review Application void.
3. All Development Review Application No. 24:005 conditions of approval shall be included as general notes on all submitted sets of building plans.
4. Approval of this Development Review Application No. 24:005 shall be valid for one (1) year from the date of final approval and shall become null and void unless construction has commenced within this time period or an extension of time is granted administratively pursuant to a written request by the applicant no less than thirty days prior to the expiration date of July 2, 2026. The Director at his or her discretion may grant a one-year extension. The Planning Commission may grant up to a one-year extension at the conclusion of the initial one-year extension. Prior to the granting of the extension request by the Planning Commission, notice shall be given in the same manner as required for the original application. Commencement of development shall mean that appropriate permits have been obtained, and the development has successfully completed the first Building and Safety Division inspection.
5. All applicable development fees are due prior to the issuance of building permits.
6. No exterior structural alteration or building color change, other than the colors or building treatments originally approved, shall be permitted without the prior approval of the Planning and Building Department.
7. With the exception of the one existing rolldown door, the installation of exterior security doors, gates and window coverings, including but not limited to bars, grilles, grates, and overhead rolldown doors is prohibited.
8. The applicant shall maintain sufficient quantities of matching exterior paint to remove graffiti, blemishes, and peeling paint. Graffiti, blemishes, and peeling paint shall be promptly removed.
9. Tarps are prohibited from use as carports, patio covers, shade covers, and covers for outdoor storage in all front and side setback areas, rear yard areas, over driveways, and in parking and circulation areas.

10. Proposed and any future tenant improvements shall meet all requirements of the Building and Safety Division of the Planning and Building Department.
11. The applicant and all successor tenants shall obtain and maintain a current City of Paramount business license.
12. Signs, banners, and feather flags require separate review and approval by the Planning and Building Department prior to fabrication and installation. Damage to the building exterior from wall signs that have been removed shall be repainted and repaired as needed.
13. Special events shall be reviewed in accordance with Special Event Permit regulations for possible approval by the Planning and Building Department.
14. The outside premises shall be maintained in a clean manner at all times, and trash and debris shall be promptly removed from the yard areas, landscaped areas, and the surrounding property perimeter.
15. The approved floor plan shall not be changed without prior approval by the Planning and Building Department.
16. Security cameras shall be installed following City review and approval of a security camera plan. The approved cameras or more technologically advanced versions of the approved cameras shall be maintained in perpetuity. Security camera recordings shall be maintained for at least 30 days and provided for law enforcement review upon request.
17. A sufficient amount of lighting, as determined by the Planning and Building Department and the Public Safety Department, shall illuminate the premises. New light fixtures as needed shall be reviewed and approved by the Planning and Building Department for their decorative quality and location, and permits shall be obtained.
18. Window sign area shall be limited to 40 percent of each grouping of adjacent panes of glass.
19. Any proposed sign or proposed changes to an existing sign shall be reviewed and approved by the Planning and Building Department.
20. Curbs, walkways, and parking stalls, including standard, compact, and American with Disabilities Act (ADA)-compliant stalls, shall be painted/striped as provided on the associated site plan. Solid striping shall be maintained in good condition.
21. Graffiti and stickers unrelated to the business on all site features including signs, walls, window panes, mechanical equipment, and curbs shall be removed.

22. At least one bicycle rack shall be provided and maintained in good condition in perpetuity. The rack shall be an inverted “U” rack or another rack type that allows for a bicycle frame and one wheel to be attached. The type, color, and precise location of the rack shall be reviewed and approved by the Planning and Building Department prior to purchase or installation of the rack. The precise location shall be within the clear range of a security camera.
23. Construction shall only take place between the hours of 7:00 a.m. to 7:00 p.m. Monday through Friday and 8:00 a.m. to 5:00 p.m. on Saturday. Construction is prohibited on Sundays and national holidays.
24. The plans are subject to approval by the Building and Safety Division of the Planning and Building Department and the Los Angeles County Fire Department.
25. The business shall comply with organic waste disposal requirements of Chapter 13.09 of the Paramount Municipal Code.
26. The property shall be landscaped within the yard areas indicated on the approved site plan, and the existing landscaping shall be refurbished as needed. A two-inch layer of brown mulch shall be applied within the planters. A precise landscaping and irrigation plan shall be submitted showing the size, type, and location of all plant material and irrigation. Proposed trees shall be shade/canopy types. The plan shall comply with the Model Water Efficient Landscape Ordinance (MWELO) of the State of California and Chapter 17.96 (Water-Efficient Landscape Provisions) of the Paramount Municipal Code. The plan shall be subject to the approval consideration of the Planning and Building Department and shall be approved separately from the design approval and from the working drawings. Landscaping shall be planted and irrigation shall be installed and maintained in perpetuity in accordance with the approved plan and State and City regulations. No mature trees shall be removed without the authorization of the Planning and Building Department.
27. A trash enclosure with sufficient space for a trash bin, recycle bin, and organic waste barrel shall be constructed and maintained in good, unblemished condition. The enclosure shall include a decorative solid cover with sufficient height to allow bin lid clearance when open.
28. The perimeter block walls and poles within the subject property shall be painted following separate Planning and Building Department review and approval of a paint color.
29. Chain link fencing is prohibited.
30. The parking lot shall be slurry sealed and maintained in good condition.

31. Stamped and stained concrete or decorative pavers shall be installed in the entry area outside of the building as indicated on the site plan.
32. An electronic copy (PDF format) of the plans shall be submitted to the Planning and Building Department prior to permit issuance.
33. The project shall comply with all conditions of approval of Development Review Application No. 24:005.
34. At the completion of the project, final approval from the Planning Division shall be obtained prior to Building and Safety Division final approval. All conditions of approval shall be met prior to final approval by the Planning Division.

One-year Extension: Development Review Application No. 24:005



8225 Alondra Blvd.

JULY 2, 2025

DEVELOPMENT REVIEW BOARD

COMMENTS FROM BOARD MEMBERS AND STAFF